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John Clegg & Co
CHARTERED SURVEYORS & FORESTRY AGENTS



DEEP DEAN WOOD

Ross-on-Wye, Herefordshire

2.84 Hectares / 7.03 Acres

A beautifully secluded mixed broadleaf wood in the hamlet of Howle Hill near Ross-on-Wye.

FREEHOLD FOR SALE BY PRIVATE TREATY

Guide Price £50,000

www.johnclegg.co.uk

DEEP DEAN WOOD



Ross-on-Wye 4 miles

Monmouth 10 miles



Hereford 18 miles

Gloucester 18 miles

(all distances are approximate)

DIRECTIONS

From the town of Ross-On-Wye, take the B4234 towards the village of Walford. Upon entering the village take the first left hand turning signed Howle Hill. Take the next right hand turn after approximately a third of a mile and follow this lane for a mile. Turn left at the telephone box, signed Howle Church. Follow this lane bearing right for about half a mile and enter the no-through road. Continue for approximately a quarter of a mile and bear right, right again and then follow the lane to the left. After a short distance the gated entrance to Deep Dean Wood can be found to the left of the lane. OS 1:50,000 Map 162 Ref SO614207. Nearest post code HR9 5SQ.

VIEWING

Viewing is possible without appointment at any time during daylight hours so long as prospective purchasers are in possession of a set of these sale particulars. Please be aware of hazards within the woodland when viewing.

DESCRIPTION

Deep Dean Wood sits to the south east of the village of Walford in the county of Herefordshire. The approach to the property is along a small country lane that serves the wood and one other property. Upon entering the gateway to the wood a small track winds its way down from road level into the main section of the property. This track is retained by the existing owner but the new woodland owner will enjoy full rights of access.

Leading off the main track to the west and the north east are a number of other paths which allow easy access throughout. These are accessible by 4-wheel drive vehicles during the summer and with some additional stone this could be increased to all year access.

The crops within the wood comprise an interesting mix of sweet chestnut, oak, ash, birch, cherry and sycamore. Where the birch has been thinned the beech and cherry are benefitting from the extra light. This wood enjoys a mixed age range of crops and there will be a prolific supply of firewood over the coming years.

In addition to the array of mixed broadleaved crops there are areas of bluebells, wood anemones and wild garlic. The property plays host to a strong avian population with bramblings, chaffinch and other more common birds in evidence.

The property has many appealing features, the best of which is the location and secluded feel. With a little careful management and time a camping area could be easily established and the wood turned into an attractive small amenity space.

TAXATION

After two years ownership, commercially managed woods qualify for 100% relief from Inheritance Tax. Timber sales are free of all Income Tax and do not attract Capital Gains Tax. In certain circumstances it is possible to roll-over Capital Gains into the proportion of the purchase price attributable to the value of the land.

SPORTING RIGHTS

The sporting rights are owned and included in the sale. They are not let.

MINERAL RIGHTS

These are owned and included in the sale except as reserved by statute.

FENCING

There are no known fencing liabilities.

RIGHTS OF WAY

The woodland is sold with the benefit of a right of way for all purposes over the route shown ABC on the sale plan with maintenance according to user. There is a right to upgrade the track to a 10 feet wide stoned track.

DEEP DEAN WOOD

RIGHTS AND EASEMENTS

The woodland is sold subject to and with the benefit of all rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other easements.

WAYLEAVES

The woodland is sold subject to all existing wayleaves and purchasers will be deemed to have satisfied themselves as to the routes thereof.

PLANS AND AREAS

These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

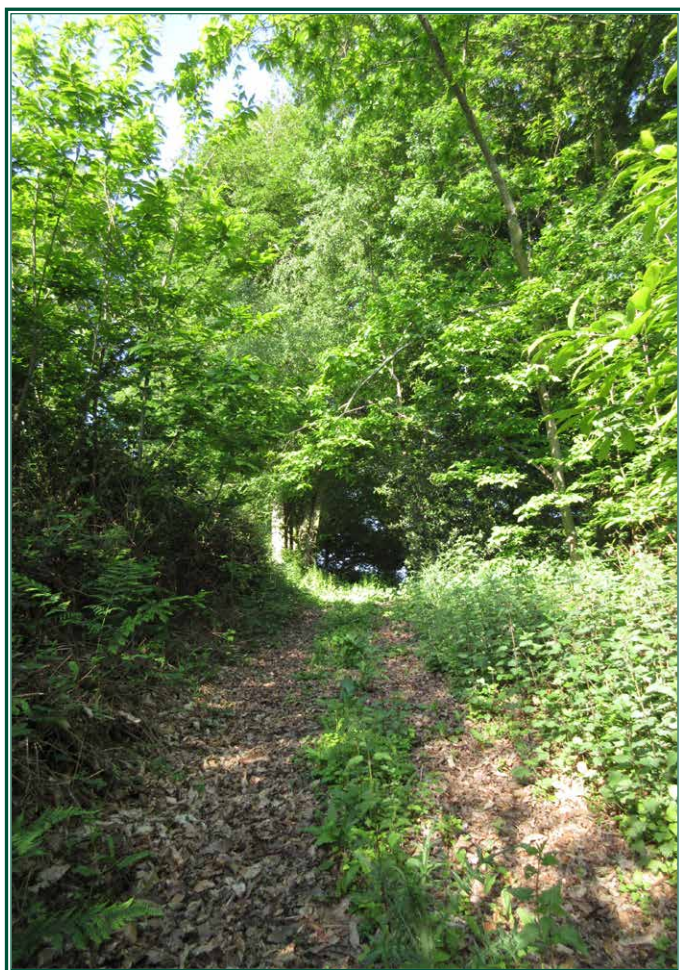
TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

METHOD OF SALE

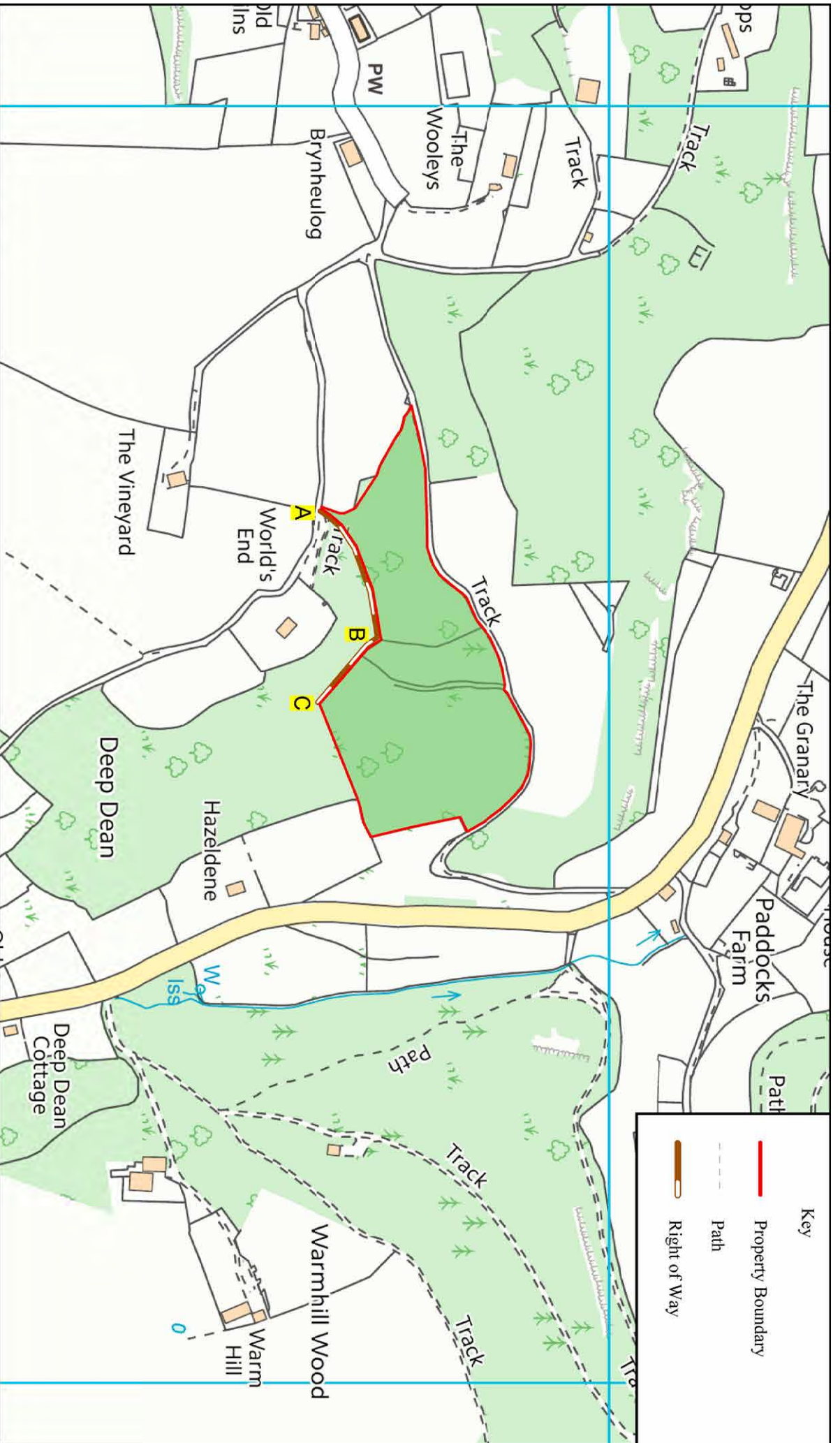
Deep Dean Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted. Please contact our Haddenham office on 01844 291384.

OFFERS AROUND £50,000 ARE INVITED



IMPORTANT NOTICE

John Clegg & Co for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of John Clegg & Co or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither John Clegg & Co nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared May 2017.
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Deep Dean Wood

Scale 1:4,000 @ A4

Drawing No: R9162-01 Date 20.04.17

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Not To Scale

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